

Mr Graham Cook
Taylor Wimpey Central London
80 New Bond Street
London
W1S 1SB

Application Ref: **2012/2783/P**
Please ask for: **Richard Black**
Telephone: 020 7974 **4282**

16 July 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Approval of Details Granted

Address:
Twyman House
31-39 Camden Road
London
NW1 9LR

Proposal:

Details pursuant to condition 20(a)(canal feasibility study) of planning permission granted 22/09/11 subject to a S106 legal agreement (ref. 2011/2072/P) for redevelopment of the site with the erection of a part 4/7/8 storey building, including lower ground level, comprising 54 residential units (Use Class C3) (16 x one bed, 20 x two bed, 15 x three bed and 3 x four bed), 96 sq.m of either retail/professional & financial services/cafe (Use Classes A1/A2/A3) at part lower ground floor level fronting canal and 111 sq.m of retail/cafe use at part ground floor level fronting Camden Road, with associated hard and soft landscaping, cycle storage and 3 x disabled car parking bays off Bonny Street, following the conversion of Pulse House and demolition of Twyman House.

Drawing Nos: Canal Transport Feasibility Assessment - Technical Note 1 (1/03/2012) by Entran;

The Council has considered your application and decided to grant permission subject to the following condition(s):



Condition(s) and Reason(s):

Informative(s):

- 1 You are reminded that this approval relates to condition 20a only and condition 20b requiring a canal transport strategy to be submitted and approved (prior to commencement) remains outstanding.
- 2 You are reminded that conditions 2 (samples), 4 (landscaping), 7 (trees), 8 (green roofs), 9 (sustainable urban drainage system), 10 (biodiversity), 12 (sound insulation), 13 (acoustic report), 15 (external lighting), 20(b) (canal transport strategy) and 23 (building height) of planning permission 2011/2072/P granted on 22/09/2011 remain outstanding and require details to be submitted and approved.

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